



MEMORANDUM

DATE: March 28, 2018
For April 12, 2018 Public Hearing

TO: Thomas Sayler-Brown
Zoning Examiner

FROM: Scott Clark
Planning & Development Services
Director

SUBJECT: REZONING: PLANNING & DEVELOPMENT SERVICES REPORT
C9-06-32 The Bridges PAD – Kino Parkway
Major Amendment to PAD-15 (Planned Area Development) (Ward 5)

Issue – This is a request by Stacey Weeks of Norris Design on behalf of the property owners, BP Bridges Partners, LLC and BP Bridges Partners, LLC #2, for a major amendment to The Bridges PAD to change the underlying zoning classification for Sub-Area B, including B-1, B-II, B-II, and B-IV from Residential (R-3) to Office/Commercial/Residential (OCR-1) Zone. The total land area of Sub-Area B is approximately 112 acres. The proposed PAD amendment is to allow for the development of a GEICO Regional Headquarters, and to re-position the Bridges as a shovel-ready economic development area by making the underlying zoning consistent across the PAD District.

Planning & Development Services Recommendation – The Planning & Development Services Department recommends approval of the major amendment, subject to the attached The Bridges PAD document.

Project

Project Description The purpose of the proposed amendment is to make it possible to retain and substantially increase the presence of GEICO as major national employer in Tucson. It allows GEICO's Regional Headquarters to be developed within Sub-Area B. The proposed phasing for Sub-Area B is as follows:

- GEICO Regional Headquarters - 200,000 square footage of office building in southern portion of Sub-Area B-II with attendant improvements to Martin Luther King Jr. Way and 36th Street, and construction of central park, planned opening summer 2019 with an employment count of 2,000;
- A 150,000 square footage of office building in northern portion of Sub-Area B-II;
- Development of the first phase of a planned Urban Village and Town Square in Sub-Area B-I with a mix of residential prototypes such as apartments, townhouses, small-lot single-family homes, and duplexes (Town Square could include retail that would not compete with Tucson Marketplace);
- Later phases at B-III and B-IV could include office and other commercial uses.

Existing Land Use: Sub-Area B – Residential

Surrounding Zones and Land Uses:

North: Zoned R-3/O-3/C-2/I-1; Vacant, Single-family Residential, Salvage Yard

South: Zoned R-2/O-3/C-2/I-1; Interstate-10

East: Zoned R-1/C-1/I-1; High School, Single-family Residential/Industrial

West: Zoned R-2/C-1/C-2/SI-1; Union Pacific Railroad Tracks, Vacant (in South Tucson)

Previous Cases on the Property:

C9-06-32 The Bridges PAD – Kino Parkway, R-1, C-1, C-2, and I-1 to PAD-15 This was a request to rezone approximately 350 acres from R-1, C-1, C-2, and I-1 to PAD-15. The PAD (Planned Area Development) is to have a mixture of commercial, office, residential, and recreational / open space at build-out. The PAD was divided into sub-areas of four principle land uses: Sub-Area A and F - approximately 128 acres of retail/commercial/office; Sub-Area B - approximately 117 acres of residential; Sub-Area D – approximately 53 acres of University of Arizona Research Park; Sub-Area E – approximately 11 acres for Hotel and Office; and Sub-Area C – approximately 50 acres of open space.

Zoning Descriptions:

Existing: Residence (R-3) - This underlying zone allows for high density residential development and compatible uses.

Proposed: Office/Commercial/Residential (OCR-1) – This underlying zone allows for a mixture of development types including office, commercial, and high-density residential uses.

Overview for PAD Amendment to Sub-Area B – The PAD amendment for Sub-Area B conforms to the Unified Development Code, with the amendment packaged to highlight the amended pages for Sub-Area B on white pages and the original 2007 Bridges PAD pages in a buff color for the remaining Sub-Areas A, D, E, and F. The PAD amendment preserves the development standards and opportunities for Sub-Areas A, D, E, and F as set forth in the original Mayor and Council approved 2007 Bridges PAD. The proposed amendment is composed of the following sections:

- Section A: Introduction and Policy – reflects new vision for the Bridges PAD as a regional employment/retail/research and development/residential mixed-use center.
- Section C.2.3: Office/Commercial/Residential Zone – replaces underlying zoning in Sub-Area B from R-3 to OCR-1, allowing office and commercial, addressing residential development standards.
- Section C.2.4 Open Space, Functional Open Space – responds to the development program for office/commercial/residential uses in Sub-Area B.

- Section C.3: Transportation Infrastructure – summarizes developed infrastructure and updates future triggers for the remaining infrastructure improvements related to development of Sub-Area B. An updated Traffic Study is submitted.
- Section C.4: Drainage and Utility Infrastructure – summarizes currently developed drainage and utility infrastructure. It reflects the significance of the Mission View Wash Detention Basin as a regional drainage improvement and as the core infrastructure and drainage solution for the Bridges. The amendment retains the same requirements and expectations for construction and management of these improvements.
- Section C.6: Design Review Committee and Design Guidelines – updated to recognize the established Design Review Committee.

Plan Compliance – Land use policy direction for this area is provided by *Plan Tucson (PT)*, the *Kino Area Plan (KAP)*, and the *Greater South Park Neighborhood Plan (GSPNP)*.

Plan Tucson - *PT* identifies the Bridges site as a Mixed-Use Center that combines a variety of housing options, retail, services, office, and public gathering places, located close to each other, providing occupants of the center and the residents and workers in the surrounding community with local access to goods and services. *PT* supports integrated residential and nonresidential land uses that complement the size and intensity of the center and nodes, while providing transitions to lower density residential uses. *PT* calls to protect established residential neighborhoods by supporting compatible development, which may include other residential, mixed-use infill, and appropriate nonresidential uses. *PT* supports the retention and expansion of existing businesses.

Kino Area Plan - The overall goal of the *KAP* is to establish guidelines for the future growth of the Kino Area and to provide a balance of uses and wide range of activities, including employment, shopping, housing, and recreation. The *KAP* promotes a variety of commercial activity centers around Park Avenue/Interstate 10 interchange. Policy in the *KAP* calls for coordination between the City of Tucson and other government jurisdictions, and directs the City to assist Tucson Unified School District in determining future school locations.

Greater South Park Neighborhood Plan - The portion of the rezoning site west of Park Avenue is located within Subarea 6 of the *GSPNP*. On December 19, 2006, Mayor and Council approved an amendment to the *GSPNP* changing the designation for this area to allow residential uses within Subarea 6. Compatibility of proposed development with existing residential uses to the north should be ensured by utilizing such elements as restricted hours of operation, screened or covered storage, noise buffers, additional landscaping, and special air pollution controls.

Public Participation – A neighborhood meeting was held on February 8, 2018 with 54 attendees present. Concerns discussed included local jobs, job training and employment opportunities, the number of employees GEICO will be relocating to the site, benefit to the community, traffic issues, concern for residential development. The applicant has continued to

actively dialogue with the community and stakeholders, including the University of Arizona and Eastbourne/Retail West (see attached Public Participation Meeting Log):

- 1/9/18 UA Tech Park Open House – brief overview of GEICO and PAD amendment
- 1/18/18 Ward 5 Meeting – information session about GEICO and proposed PAD amendment with neighborhood representatives, UA Tech Park, and Eastbourne/Retail West
- 2/8/18 Formal Neighborhood Meeting
- 2/27/18 Meeting at Ward 5 – UA Tech Park, Eastbourne/Retail West, Bourn, and City of Tucson with meeting leading to an updated Traffic Study to reflect future development programing
- 3/13/18 Meeting with Pueblo Gardens to gather neighborhood input and discuss PAD amendment

Summary – The Bridges PAD back in 2007 represented the largest single parcel of undeveloped land within the City of Tucson core, and as such comprised the largest and most significant infill project in the City’s history. The Bridges PAD had a vision to create a community where residents could live, work, and play, and where significant commercial and institutional components would have an impact and influence extending beyond the immediate area. However the past decade since the PAD was conceived and adopted Tucson experienced a challenging real estate market. Now the original vision is evolving as interest in the area is again emerging as evident by the GEICO Regional Headquarters project.

The purpose of the amendment to the Bridges PAD is two-fold: to allow for the development of a GEICO Regional Headquarters; and to re-position the Bridges as a shovel-ready economic development area by making the underlying zoning consistent across the PAD District. The approved 2007 Bridges PAD existing underlying zoning of R-3 within Sub-Area B prevents commercial and office development opportunities that are responsive to a post-recession marketplace. The proposed amendment to The Bridges Sub-Area B provides the City of Tucson with a destination development that can now include a wider range of uses to complement the overall original vision for the Bridges. The proposed amendment can help to create an employment center with significant permanent employment opportunities for local residents and the Tucson region as part of the future office development and adjacent UA research park and retail commercial center.

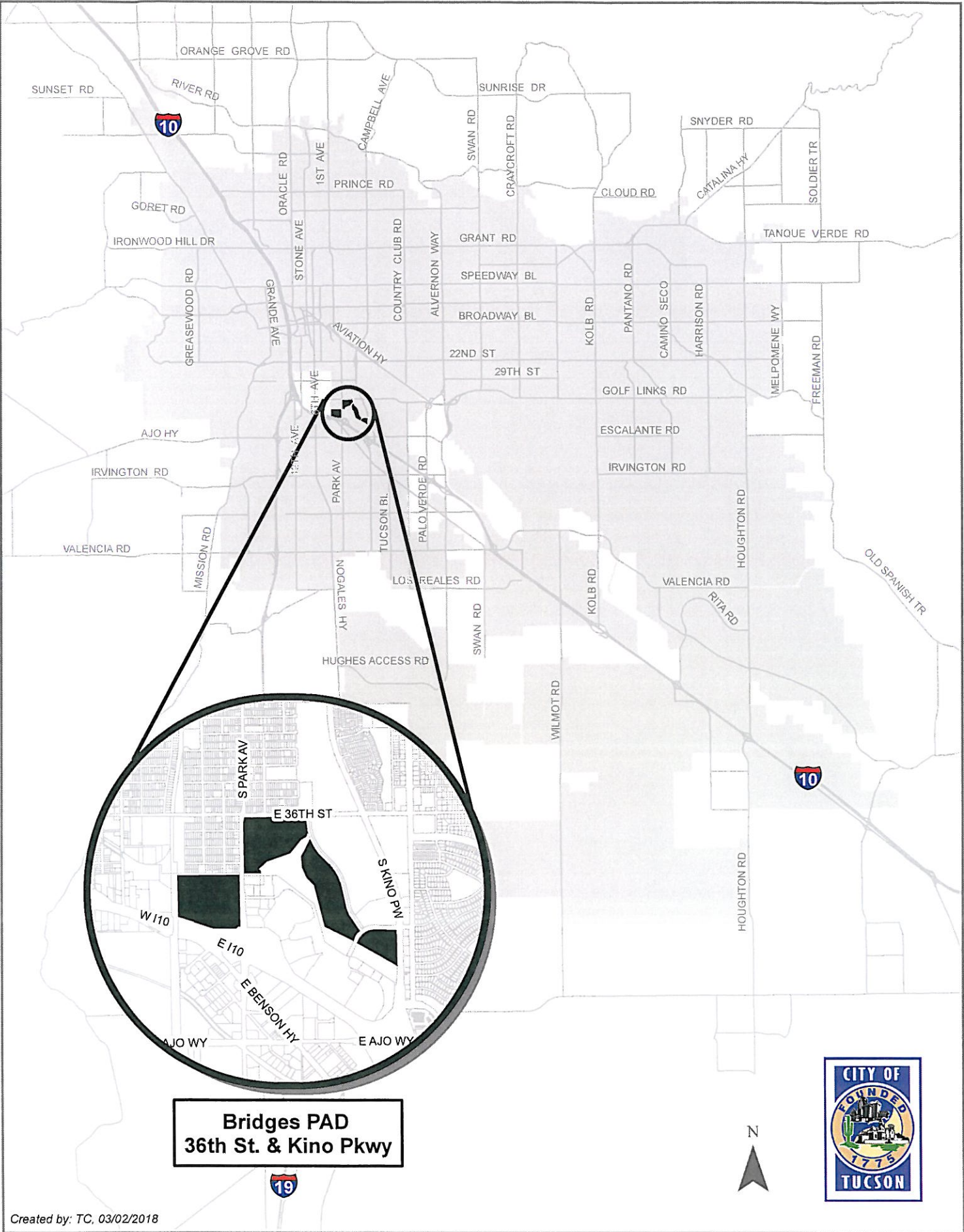
The PAD amendment still preserves the development standards and opportunities for Sub-Areas A, D, E, and F as set forth in the original Mayor and Council approved 2007 Bridges PAD. It provides an updated Traffic Impact Analysis that analyzes operational conditions and impacts for the three major access intersections to the project. It still requires that projects within the Bridges development provide a Traffic Study/Statement and/or Traffic Impact Analysis to be reviewed by the City of Tucson Department of transportation to determine if the proposed project warrants intersection and signalized improvements. The PAD amendment will still require development of the central park and multi-use trails which are triggered by development in Sub-Area B-I or B-II,

or 40 percent of residential units platted in Sub-Area B-I. It still requires any tentative plat or development package to be reviewed for design by the Bridges Design Review Committee.

The proposed amendment to Sub-Area B of the Bridges PAD presents an opportunity with GEICO Regional headquarters to serve as a development catalyst for the Bridges in addition to the Tucson Marketplace and UA research park destinations. It will allow the creation of a mixed-use campus and create a new employment hub with up to 700 new jobs. It will move the Bridges development forward, building economic links to Downtown Tucson, the University of Arizona, and Tucson International Airport.

Conclusion – As submitted, the Bridges Planned Area Development is in general compliance with the intent and pertinent policies of *Plan Tucson*, the *Kino Area Plan*, and the *Greater South Park Neighborhood Plan*. A plan amendment is not required. No additional conditions are recommended, and approval of the Bridges Planned Area Development, and PAD-15 zoning, is appropriate.

C9-06-32
Bridges PAD - 36th St. and Kino Pkwy.

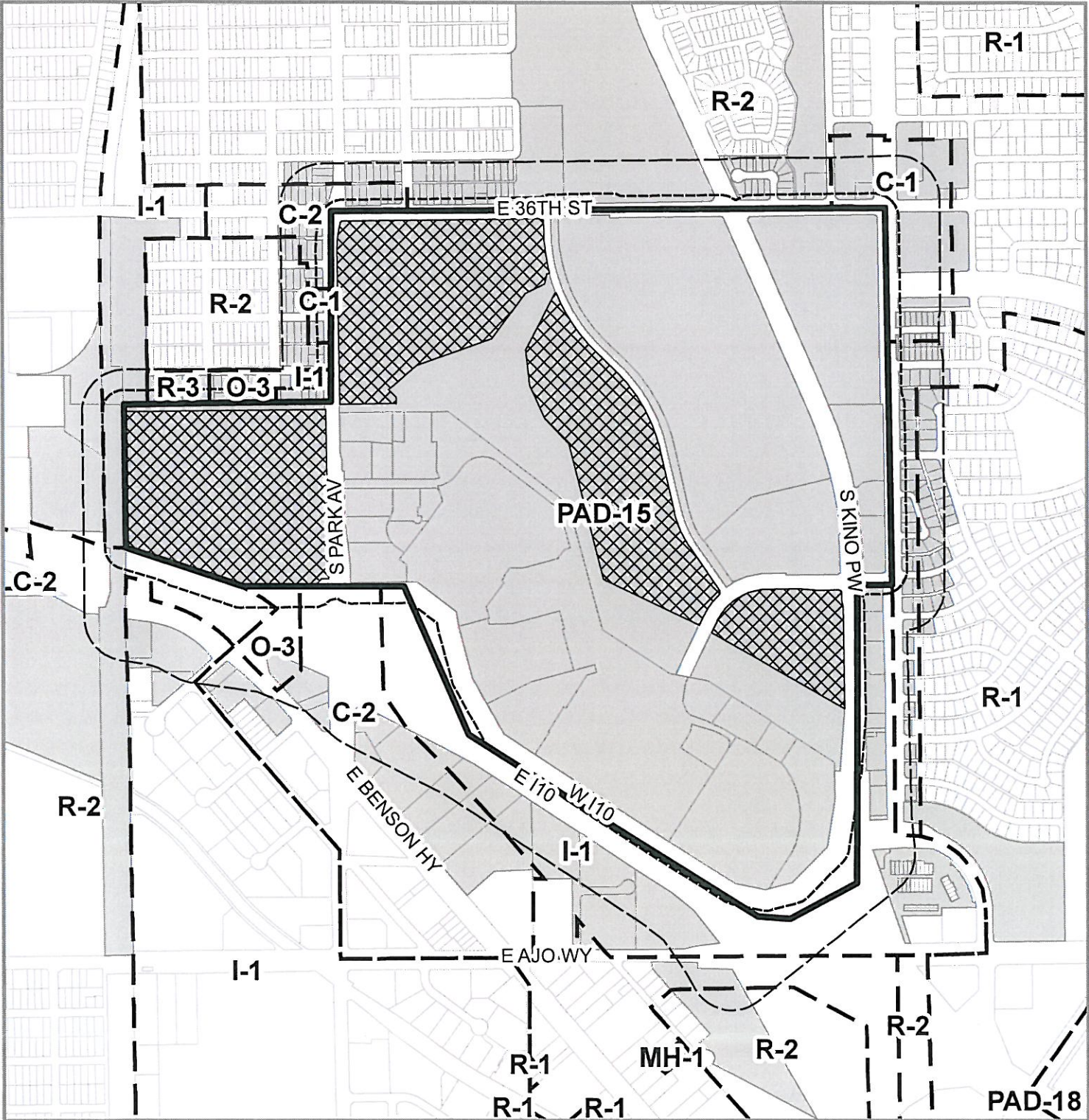


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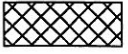
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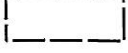
C9-06-23
Bridges PAD - 36th St. and Kino Pkwy.



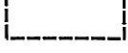
PAD-15 Zone Boundary



Area of PAD Amendment Request:
Sub-Areas B-1, B-2, B-3 and B-4
R-3 to OCR-1 For Underlying Zoning



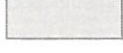
Notification Area (300-foot Radius)



Protest Area (150-foot Radius)



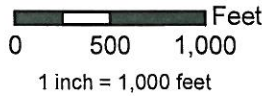
Zone Boundaries



Properties Notified

Address: Bridges PAD, 36th St. and Kino Pkwy
Base Maps: Twp.14S Range14E Sec. 30
Ward: 5

N





Approval – Protest Form

If you wish to submit a written protest or approval, this form is provided for your convenience. Please print your comments below, sign your name, and mail to the Rezoning Section of the Planning and Development Services Department at the address on the reverse side (you will need to attach postage). The number of approvals and protests along with protest calculations will be reported at the Zoning Examiner's public hearing.

Approvals and protests must have an owner's signature to be recorded.

If there are protests from 20% of the property owners within 150' of the whole perimeter of the property being rezoned, including BOTH 20% of the property by area and 20% of the number of lots with 150', then an affirmative vote of $\frac{3}{4}$ of the Mayor and Council (5 of 7 council members) will be required to approve the rezoning ordinance or Mayor and Council Special Exception. Public rights-of-way and the area/lot of the proposed rezoning are included in the protest calculations.

Case: C9-06-32 The Bridges PAD – Kino Parkway, Major Amendment to PAD-15 (Ward 5)

I/We the undersigned property owners, wish to

- ☐ APPROVE the proposed rezoning/special exception
☐ PROTEST the proposed rezoning/special exception

Reason:

PLEASE PRINT YOUR NAME	PLEASE PRINT MAILING ADDRESS	PLEASE PRINT LEGAL PROPERTY DESCRIPTION		
		Subdivision	Block	Lot

Owner's Signature: _____ Date _____

Place
Stamp
Here

City of Tucson
Planning and Development Services Department
Rezoning Section
201 N. Stone
P.O. Box 27210
Tucson, Arizona 85726-7210

C9-06-32 jb

Expose this flap - Affix stamp and return



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Department -Rezoning Section
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Tucson, Arizona 85726-7210

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IMPORTANT REZONING NOTICE ENCLOSED